COLLEGE PLAZA

NORMAL, IL

SIZE

175,741 square feet

DEMOGRAPHICS

1 mile	3 mile	5 mile
Population		
8,319	82,841	122,842
Households		
3,442	29,866	46,881
Median HH Income ($)		
71,747	67,558	62,684

MAJOR TENANT(S)

Bed Bath & Beyond
Ross Dress for Less
Office Depot
Michael's

LEASING CONTACT

Andrew Schrage
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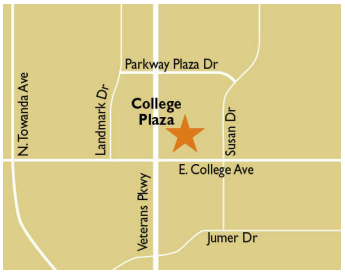
aschrage@phillipsedison.com

MORE INFO

www.phillipsedison.com



LOCATION

1700 E. College Avenue | Normal, IL 61761

PROPERTY HIGHLIGHTS

- National tenants include Bed Bath & Beyond, Michaels, Ross Dress for Less, Office Depot and more
- Benefits from a great location in the Normal-Bloomington retail corridor at the intersection of College Avenue, with more than 20,700 vehicles per day, and Veterans Parkway, with 42,000 vehicles per day
- Population exceeds 82,800 people in a three-mile radius with an average household income of more than than $88,700
- Close proximity to Illinois State University, less than 3 miles away with over 20,000 students

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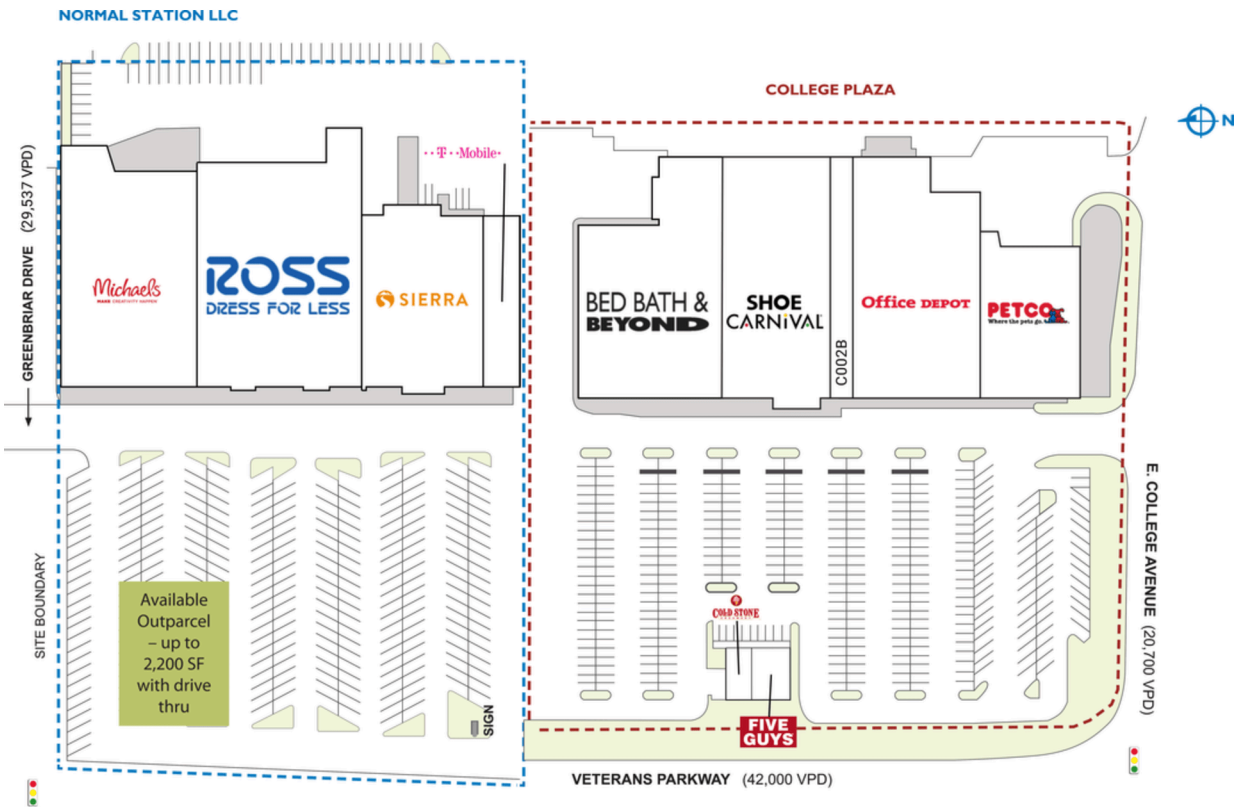
SPACE	TENANT	SQ. FT.
C001	Petco	15,206 SF
C002	Office Depot	30,057 SF
C002B	Bard Optical	2,560 SF
C003	Shoe Carnival	17,790 SF
C004	Bed Bath & Beyond	30,200 SF
C101	Cold Stone Creamery	1,411 SF
C102	Five Guys Burgers & Fries	2,500 SF
001	Michael's	23,999 SF
002	Ross Dress for Less	30,110 SF
003	Sierra Trading	17,020 SF
004	T-Mobile	4,888 SF
TOTAL SQ. FT.		175,741

SITE LEGEND

- Available
- Occupied
- Leased (not occupied)
- Owned by Others
- Site Boundary



DISCLAIMER - This site plan is for general information purposes only and is not intended to constitute representations and warranties by Landlord as to the ownership of the real property depicted herein or the identity or nature of any occupants thereof.

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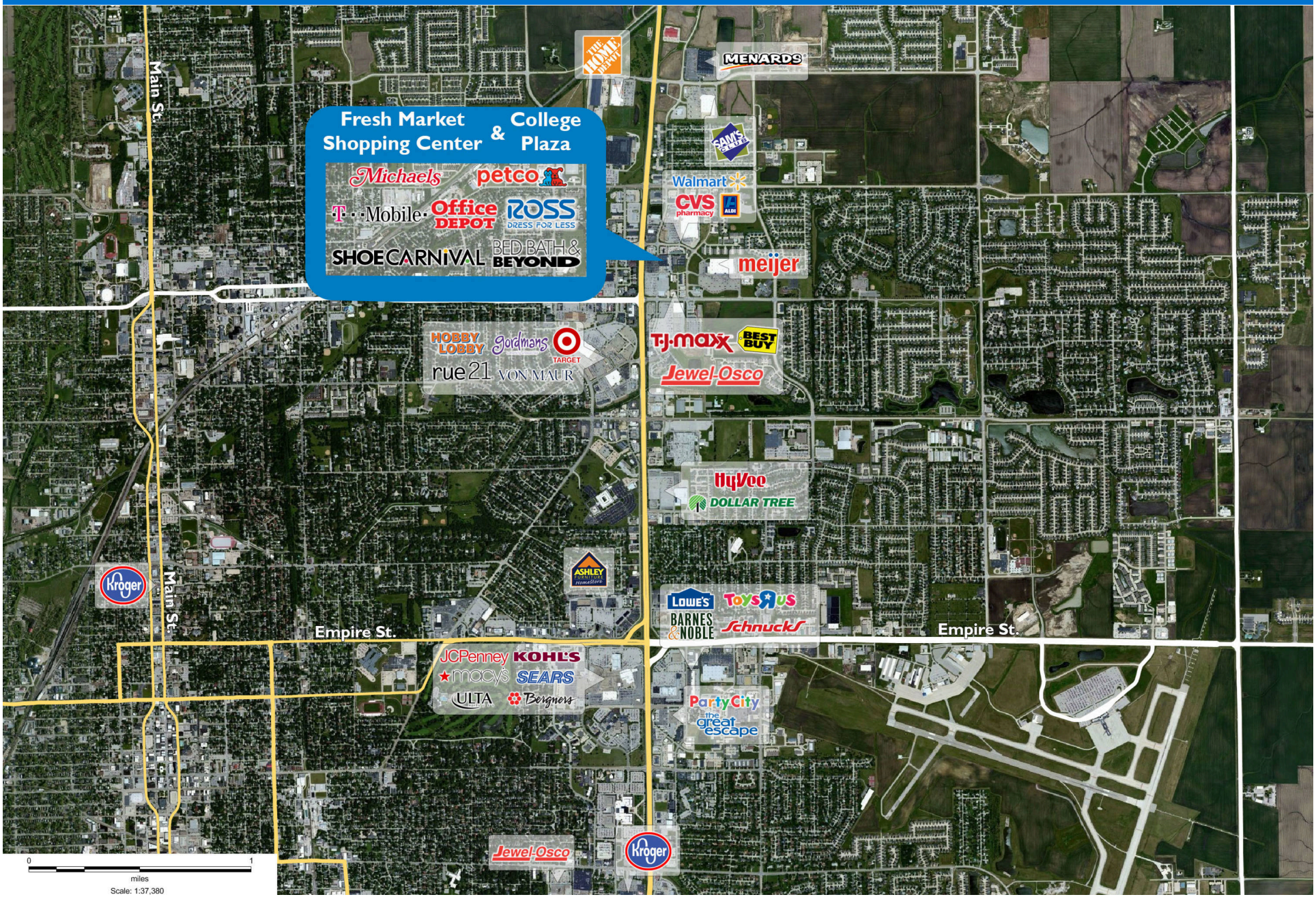

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Demographic Summary - PopStats

1990 - 2000 - 2010 Census, Q4 2018 Estimates & Q2 2023 Projections
Calculated using TAS Retrieval

Sep 10, 2019 Latitude: 40.512243 Longitude: -88.951448

	College Plaza	1 Mile Radius	3 Mile Radius	5 Mile Radius	10 Mile Radius
Population	Current Estimated Population	8,319	82,841	122,842	143,612
	2023 Projected Population	8,683	86,404	128,304	151,283
	2000 Census Population	7,403	73,587	109,421	124,509
	1990 Census Population	6,595	62,961	93,446	105,161
	Historical Annual Growth 1990 to 2000	1.16%	1.57%	1.59%	1.70%
	Estimated Annual Growth 2000 to 2018	0.62%	0.63%	0.62%	0.76%
	Projected Annual Growth 2018 to 2023	0.86%	0.85%	0.87%	1.05%
	Median Age	37.46	30.43	32.72	33.63
Households	Current Estimated Households	3,442	29,866	46,881	54,620
	2023 Projected Households	3,586	31,249	49,060	57,596
	2000 Census Households	3,114	26,586	41,527	46,990
	1990 Census Households	2,405	21,337	33,977	38,164
	Historical Annual Growth 1990 to 2000	2.62%	2.22%	2.03%	2.10%
	Estimated Annual Growth 2000 to 2018	0.54%	0.62%	0.65%	0.81%
	Projected Annual Growth 2018 to 2023	0.82%	0.91%	0.91%	1.07%
	Population per Household	2.40	2.45	2.40	2.44
Population by Race	White	78.24%	78.11%	76.92%	78.55%
	Black or African American	7.64%	7.70%	9.28%	8.56%
	Asian & Pacific Islander	8.32%	6.87%	6.14%	5.41%
	Hispanic or Latino Population	3.19%	4.79%	5.09%	4.99%
	Other Races	2.61%	2.53%	2.58%	2.49%
Income	Average Household Income	$88,330	$88,799	$83,652	$86,647
	Median Household Income	$71,747	$67,558	$62,684	$65,567
	Per Capita Income	$36,751	$32,923	$32,680	$33,603
Education (Age 25+)	Elementary	0.68%	1.25%	1.69%	1.64%
	Some High School	1.04%	2.07%	2.36%	2.32%
	High School Graduate	20.16%	19.90%	23.11%	23.18%
	Some College	16.50%	16.81%	17.43%	17.69%
	Associates Degree Only	6.09%	7.28%	7.47%	7.26%
	Bachelors Degree Only	36.28%	32.58%	30.70%	31.22%
	Graduate Degree	19.26%	20.11%	17.25%	16.69%
Business	Number of Businesses	426	1,984	3,029	3,230
	Total Number of Employees	9,161	48,221	74,422	76,922
	Employees per Business	21.51	24.31	24.57	23.82
	Residential Population per Business	19.53	41.76	40.55	44.47

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Demographic Source: Synergos Technologies, Inc

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